

3.6.24 Buttermilk - Strategy #1:

1. Remove all commercial requirement -- continue with building of same size allowing 8,000 sf of additional residential, continue to allow applicable commercial (such as small gym, coffee shop etc.) if commercial tenants found – **agreed**
2. Increase residential density by 9 U/A to match the density of the VD district at 24 U/A – if the commercial requirement is removed, it seems like we must add residential units to fill the space – we likely do not want them just to make 31 bigger units – 24 U/A would give then 27 more units – other possibilities – 20 U/A (adds 15 units)? **discuss**

3. Of the additional units:

- Could _____ units be “senior” (market rate) and/or _____ units to be “workforce” and/or _____ as “condos”? Should we allow short-term rentals?

discuss

“senior” (equipped for ageing-in-place – beyond ADA accessible which is required by law)

- a. First floor or elevator
- b. Step-in shower and handrails in bathroom
- c. Doors _____ “ wide and hallways 42” wide
- d. Levers on doors
- e. Accessible (low) kitchen cabinets
- f. Window sills and controls low (ADA)
- g. Smooth floors, flat carpeting
- h. Any other amenities required for ageing-in-place (?)

“workforce

- a. Rent at 80% AMI for 10-15 years guaranteed (can increase as AMI increases over time)

“condos”

- a. encourages home ownership - **discuss**

4. Variety of studio, 1- and 2-bedroom apartments to be offered in building 2 - **agreed**
5. Parking: **discuss**
 - requirement reduced to 1 space per residential unit (so for 31 residential units = 31 parking spaces) - **Act 47 requires**
 - commercial parking space requirement – how many spaces would be needed for 2,000 or 3,000 sf of small offices, cafes and gym?
 - Provide parking for RCK - 4 spaces
 - What is Buttermilk’s exact arrangement with the Railroad concerning parking spaces?
 - paid public parking spaces – is this an option? how many?

6. More grass, trees, sidewalks tenant amenities – **discuss**

- must meet Multifamily Housing Development Standards 6.13 including 1 EV charging parking space per 10 DU’s – do we want to work on these standards? – this would be 6 chargers for 69 Dus – **discuss**

Plan going forward for Buttermilk: decide what further information is needed to come to decisions:

- from Buttermilk
- from experts or others